



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(January 26, 2015 Meeting)**

UPDATED STAFF REPORT

Docket No. / Project Title: C/CU-15-16 (Harrison Lake Country Club)
C/DS-15-32 (Harrison Lake Country Club)

Staff: Ashley Klingler

Applicant: Harrison Lake Country Club

Property Size: 144.204 Acres (143.472 acres at the existing golf course plus 0.732 acres of the former home site)

Zoning: AP (Agriculture: Preferred)

Location: 588 S. Country Club Road and 532 South 525 West, in Harrison Township.

Background Summary:

The applicant wishes to expand their existing driving range and also wishes to add a new fence to keep flying golf balls on the subject property. The fence will be located in the front and side yards of the two separate properties. This project includes the requests listed below: New information in this staff report is underlined.

- **C/CU-15-16: Conditional Use:** conditional use approval per Zoning Ordinance Section 3.5(B) to allow the expansion of a golf course (an expanded driving range, fence and a 240 sq. ft. storage shed) in an Agriculture Preferred (AP) zoning district.
- **C/DS-15-32: Development Standards Variance #1:** a development standards variance from Zoning Ordinance Section 9.3(D)(2) to allow a fence to be 70 feet in height, 62 feet taller than the 8 foot maximum in a side yard.
- **C/DS-15-32: Development Standards Variance #2:** a development standards variance from Zoning Ordinance Section 9.3(D)(2) to allow a fence to be 50 feet in height, 46.5 feet taller than the 42 inch maximum in a front yard.
- **C/DS-15-32: Development Standards Variance #3:** a development standards variance from Zoning Ordinance Section 9.3(D)(2) to allow a fence to be 60 feet in height, 52 feet taller than the 8 foot maximum in a side yard.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Should the driving range be expanded closer to 525 West?
2. Is the proposed fence an appropriate height?
3. Should the fence be screened from the road and neighboring properties?
4. How far should the fence be setback from the road?
5. Is the proposed storage shed consistent with the surroundings?

Preliminary Staff Recommendation:

- **Conditional Use:** Approval. All criteria have been met.
Any approval should be subject to the following commitments:
 - A 15 foot wide landscaped area that includes evergreen trees shall be provided and maintained on the road side of the fence to screen the fence from the street and neighboring properties. The trees shall be installed at the time of the fence construction. The evergreen trees shall be planted to effectively screen the view of the fence from typical eye level when they mature. Prior to their installation a planting plan shall be provided to the Planning Department for approval.
 - A 10 foot wide landscaped area that includes evergreen trees shall be provided and maintained on the south side of the fence to screen the fence from the neighboring property to the south. The trees shall be installed at the time of the fence construction. The evergreen trees shall be planted to effectively screen the view of the fence from typical eye level when they mature. Prior to their installation a planting plan shall be provided to the Planning Department for approval.
 - The fence shall be located a minimum of 60 feet from the center line of 525 West, and a minimum of 12 feet from the southern property line.
 - The fence heights will be approved based on the exact heights listed under Planning Consideration #4, not for the broad heights used in the variance request. The applicant will record a commitment indicating the approved heights, and a map may be attached if necessary.
- **Variance #1 (Fence Height in Existing Golf Course Side Yard):** Approval. All criteria have been met.
- **Variance #2 (Fence Height in Front Yard of Former Home Site):** Approval. All criteria have been met.
- **Variance #3 (Fence Height in Side Yard of Former Home Site):** Approval. All criteria have been met.

Zoning District Intent:

District Intent: The intent of the (AP (Agriculture: Preferred) zoning district is as follows: to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit nonagricultural development in areas with minimal, incompatible infrastructure.

Development Standards: No fence or wall shall exceed a height of 8 feet in any side or rear yard or 42 inches in any front yard. In the case of properties with multiple front yards, this restriction shall apply only to the front yard providing the primary access to the property.

Current Property Information:	
Land Use:	Golf course and a vacant lot
Site Features:	Golf course and vacant lot (a former home has been demolished)
Flood Hazards:	Zone A 100 year flood plain in south-west corner of property. (Project location is the north-east corner of property.)
Vehicle Access:	Rain Tree Drive South (Collector, Rural, Residential) Country Club Road (Collector, Rural, Residential) 525 West (Minor Arterial, Rural, Residential)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Single-Family Residential

South:	AP (Agriculture: Preferred)	Single-Family Residential
East:	AP (Agriculture: Preferred)	Single-Family Residential
West:	AP (Agriculture: Preferred)	Single-Family Residential

Interdepartmental Review:	
County Highway:	<p>Looks like more than a fence. They have a lot of earth moving equipment on site. I thought it was going to be a subdivision. Looks like a lot of work for driving range. I was going to ask Becky if they did the erosion control for this. There is some silt fence up and I hadn't seen anything on it.</p> <p>As for the application, County Highway has no issues. GIS shows very little right of way at that location, as long as the nets [fences] are back off the road. Right of way dedication would be nice, but that is probably not required.</p>
City Engineering:	That location is outside the City's MS4 area. The Rule 5 Application would go to the County or BCSWCD for review, inspection and enforcement. (Becky Douglas: Engineering Technician)
Code Enforcement:	No comments received at this time.
City Utilities:	No comments received at this time.
City Parks & Recreation:	No comments received at this time.
County Fire:	No comments received at this time.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. This property was previously zoned SU-15, a special use district for private and public clubs, golf & country clubs and lodges operated by educational, social or fraternal organizations. In 1995, (SU-95-1) there was an approval to construct a maintenance building. In 1996, (SU-96-3) there was an approval to add a swimming pool and bath house. In 1997, (SU-97-2) there was an approval for a building addition to the clubhouse. In 2008, with the adoption of the replacement Zoning Ordinance, this property was rezoned out of a special use district (the current Zoning Ordinance does not have special use districts) to AP (Agriculture: Preferred). This means, any addition does not require a special use approval, but rather a conditional use approval by the Board of Zoning Appeals.
2. The existing driving range is located on the north-west corner of the Harrison Lake Country Club subject property. The only way to access the driving range is through the main entrance of the golf course, and to either walk or cart over to the range. The proposed expansion would use this existing access (there will be no access off 525 West).
3. The neighboring home directly south of the driving range was purchased by the Country Club. It has since been demolished. The Country Club wishes to expand their driving range across their current property and onto the newly acquired property. This is why there are two addresses to this request.
4. Around the driving range was a large fence that was intended to keep golf balls from flying off the range. The fence was taken down with the intent to move them farther east, closer to 525 West, with the proposed driving range expansion. The general location of the proposed new fence is north-

south along 525 West across the original golf course property and the newly acquired former home site. It then turns east-west along the southern line of the former home site. The detailed proposed fence location is as follows: (1) The portion closest to 525 West is as follows: The first point is 60 feet west from the centerline of 525 West, and 12 feet north from the southern property line of the former home site. (This is the most south-east portion of the fence.) The fence goes north from this point 190 feet; this area of the fence has a maximum height of 50 feet tall. After 190 feet, the fence turns ~45 degrees to the north-west for a distance of 130 feet. The maximum height of the diagonal portion of the fence is 60 feet tall. (2) The portion closest to the southern property line is as follows: Start back at the most south-east portion of the fence. Go west 232 feet; the maximum height of this portion of the fence is 60 feet tall. At this point the fence turns south for 65 feet; the portion of this fence has a maximum height of 70 feet tall. (This area of the fence is the tallest and is closest to the driving tee).

5. Generally also referred to as a “net”, the ball enclosure is technically considered a fence by the Zoning Ordinance. The proposed fence is too tall per Section 9.3(D)(2) of the Zoning Ordinance. Due to the proposed location of the fence, there are three variances triggered. (1) The north-south component on 588 South Country Club Road is considered the property’s side yard (according to the Zoning Ordinance, the front yard is where the main access point is located). This means the fence must meet side yard requirements The 65 foot long area that is 70 feet tall is also in the side yard of this property. A fence is limited to a maximum of 8 feet in a side yard. When combining all the fence pieces in a side yard on 588 South Country Club Road, the applicant is proposing a variance for a fence up to 70 feet tall. (2) The area north-south along 532 South 525 West is considered a front yard. This means the fence must meet the front yard requirements of the Zoning Ordinance. According to the Zoning Ordinance, a fence in the front yard cannot exceed 42 inches. The applicant is proposing a fence up to 50 feet tall at this location. (3) The east-west portion of the fence on 532 South 525 West is in the side yard. This means the fence must meet all side yard requirements of the Zoning Ordinance. A fence is limited to a maximum of 8 feet in a side yard. The applicant is proposing a fence up to 60 feet tall at this location. Below is a summary of the three variances triggered by this request:

<i>Address</i>	<i>Fence Location</i>	<i>Zoning Ordinance Requirement</i>	<i>Proposed Height</i>
588 South Country Club Road	Side yard	8 feet tall max	<u>Up to 70 feet tall</u>
532 South 525 West	Front yard	42 inches tall max	<u>Up to 50 feet tall</u>
532 South 525 West	Side yard	8 feet tall max	<u>Up to 60 feet tall</u>

6. The applicant had indicated that the height of the fence has been calculated by their supplier with the intent to catch the stray golf balls and reduce the number of golf balls going on to neighbor’s properties. As the fence gets closer to the driving range, the taller the fence height.
7. According to Article 9 of the Zoning Ordinance fences are permitted to be on the property line. Thus, the proposed fence can be located on the property line. If a better location seems appropriate, this should be a condition of approval.
8. Zoning Ordinance Section 9.3(A)(7) states that fences that are setback from property lines that comply with all regulations established by the Zoning Ordinance for accessory structures in the applicable zoning district, are exempt from the fencing regulations. Accessory structures in the AP (Agriculture: Preferred) zoning district must not exceed 35 feet in height and shall be setback 15 feet from any property line. No area of the proposed fence meets this requirement of being 15 feet from all property lines, so this fence exemption to allow a fence to be 35 feet high does not apply for this proposal.
9. 525 West is a Minor Arterial street. According to the Thoroughfare Plan, any future road expansion at this location would involve a half right-of-way 45 feet from the center of the road. The existing half right-of way at 588 South Country Club Road and 532 South 525 West is about 13 feet (32 feet less than required by the Thoroughfare Plan). This should be taken into account when deciding where the proposed fence should be located.
10. It may be beneficial to have a buffer along the proposed fence to visually screen the fence from neighboring residences. For comparison, golf courses are permitted in the “P” Public zoning district. According to Section 8.2 of the Zoning Ordinance, properties zoned “P” are required to have buffers to neighboring residential zoning districts. The buffer required is a Buffer Yard Type B. This is a 15

foot wide landscaped area which requires 65 points (3 trees or 9 shrubs) of landscaping per every 50 feet of frontage. With the proposed fence location at 60 feet from the centerline of 525 West, this allows space for the 45 feet half right-of-way and a 15 foot landscaped buffer. The applicant is proposing a landscaped area within 10 feet of the fence that includes a row of Arborvitaes. The applicant is only planting in 10 feet of the 15 feet provided.

11. The applicant is requesting a storage shed that is 12ft. by 20 ft. by 11 ft. tall. It is to be on a wood skid "foundation" set on a gravel base pad (no concrete foundation). The shed will be setback approximately 20 ft. from the northern property line of the Existing Golf Course property. The shed will be accessed by a 5 ft. wide gravel path from the interior of the property.

Comprehensive Plan Consideration(s):

The Comprehensive Plan designates the future land use of properties in this area as General Rural District.

The Comprehensive Plan includes this property in the Western Hills character area. The following planning principles for that character area apply to this application: Plan for new parks and open space areas to accommodate a growing population.

Provisional Findings of Fact/Decision Criteria (Conditional Use):

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

1. **The proposal will not be injurious to the public health, safety, and general welfare of the community.**

Provisional Findings: With the commitment that the fence is placed 60 feet from the center line of 525 West, the fence will be farther from the edge of the subject property. When 525 West is expanded to a half right-of-way of 45 feet, the fence location will remain setback 15 feet from the property line (which allows a 15 foot buffer for screening). This will reduce the aesthetic concerns with the use and allow for future improvement to 525 West. Including the fence in the expansion project is key to protecting motorist and neighbors from golf balls. This criterion has been met.

2. **The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

Provisional Findings: The height of the proposed fence does not meet the Zoning Ordinance. The development standards will be met only if the attached variances for fence height are approved. All other development standards are consistent with the Zoning Ordinance. If the fencing variances are approved, this criterion has been met.

3. **Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

Provisional Findings: Expanding the driving range closer to property line and 525 West increases the likelihood that golf balls will end up in the road or in neighboring property owner's yards. The proposed fence is designed to reduce the number of stray balls. With the approval of the attached fence variances, the neighboring property owners will be more protected. If the fencing variances are approved, this criterion has been met.

4. **The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.**

Provisional Findings: The proposed driving range is a conditional use in the AP (Agriculture: Preferred) zoning district. The future land use of this area is the General Rural District. There

is no reason this property cannot be used as agriculture. However, golf courses are common in rural and agriculture areas. The proposal is consistent with the character of the AP (Agriculture: Preferred) zoning district. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for conditional use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Provisional Findings of Fact/Decision Criteria

(#1: Fence Height in Existing Golf Course Side Yard):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: With the condition/commitment that the fence is placed 60 feet from the center line of 525 West, the fence will be farther from the edge of the subject property. This will keep the fence an adequate distance from the public right-of-way. At the 60 foot setback it will allow for needed future road improvement projects necessary to ensure public safety. *This criterion has been met.*

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The use and value of the area adjacent to the property will not be adversely affected with the inclusion of the recommended commitments. With the commitment of a 15 foot wide tree landscaped area along the outside of the fence (area closest to 525 West) to screen the fence from the street and neighboring properties, this will reduce the visibility of the tall fence. With the condition that the fence is placed 60 feet from the center line of 525 West, the fence will be farther from the edge of the subject property. This location farther into the subject property and screening will minimize the impact to the neighboring property. *This criterion has been met.*

- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: With the improvement in golf technology, golf balls are going farther and higher. The existing driving range fence is not at a proper location or height to keep flying golf balls on the driving range. The proposed fence provides a barrier for the golf balls to not fly off the driving range. Not having the proposed fence will result in a practical difficulty in the use of the existing driving range. *This criterion has been met.*

Provisional Findings of Fact/Decision Criteria

(#2: Fence Height in Front Yard of Former Home Site):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: With the commitment that the fence is placed 60 feet from the center line of 525 West, the fence will be farther from the edge of the subject property. This will keep the fence an adequate distance from the public right-of-way. At the 60 foot setback it will allow for needed future road improvement projects necessary to ensure public safety. *This criterion has been met.*

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The use and value of the area adjacent to the property will not be adversely affected with the inclusion of the recommended commitments. With the commitment of a 15 foot wide tree landscaped area along the outside of the fence (area closest to 525 West) to screen the fence from the street and neighboring properties, this will reduce the visibility of the tall fence. With the condition that the fence is placed 60 feet from the center line of 525 West, the fence will be farther from the edge of the subject property. This location farther into the subject property and screening will minimize the impact to the neighboring property. *This criterion has been met.*

3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: With the improvement in golf technology, golf balls are going farther and higher. The fence is not at a proper location or height to keep flying golf balls on the driving range. The existing driving range is not long enough, resulting in expanding the driving range onto the former home site. The proposed fence provides a barrier for the golf balls to not fly off the driving range. Not having the proposed fence, at this location, will result in a practical difficulty in the use of the existing driving range. *This criterion has been met.*

Provisional Findings of Fact/Decision Criteria

(#3: Fence Height in Side Yard of Former Home Site):

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

Provisional Findings: The proposed fence is not in the visibility triangle (the clear line of sight from the neighboring driveway to 525 West). This means, the safety of traffic flow will not be affected by this fence. With the condition of a 10 foot wide landscaped area along the outside of the fence (area closest to the neighboring property to the south) to screen the fence from the neighboring properties, this will reduce the visibility of the tall fence. The proposed fence will not be injurious to the public health, safety, moral, and general welfare of the community. *This criterion has been met.*

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Provisional Findings: The use and value of the area adjacent to the property will not be adversely affected with the approval of the attached commitments. With the condition of a 10

foot wide tree landscaped area along the outside of the fence (area closest to the neighboring property to the south) to screen the fence from the neighboring properties, this will reduce the visibility of the tall fence. *This criterion has been met.*

3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

Provisional Findings: With the improvement in golf technology, golf balls are going father and higher. The fence is not at a proper or height to keep flying golf balls on the driving range. The existing driving range is not long enough, resulting in expanding the driving range onto the former home site. The proposed fence provides a barrier for the golf balls to not fly off the driving range. Not having the proposed fence, at this location, will result in a practical difficulty in the use of the existing driving range. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

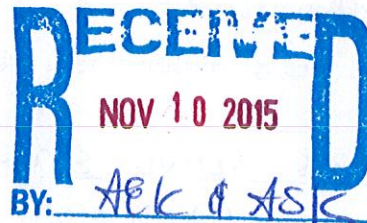
Columbus – Bartholomew County Planning Department
Conditional Use Application

Planning Department Use Only:

Jurisdiction: ☒ Columbus ☐ Bartholomew County (2-mile)

Zoning: AP
Docket No.: C/CU-15-16

Hearing Procedure: ☐ Hearing Officer ☒ Board of Zoning Appeals



Conditional Use Application:

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: BOB HADDAD JR (Harrison Lake Country Club)

Address: 588 SOUTH COUNTRY CLUB RD COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (812) 342-4457 **Fax No.:** (812) 342-4459 **E-mail Address:** HADDADRW@HARRISONLAKECLUB.COM

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: SAME AS ABOVE

Address: _____
(number) (street) (city) (state) (zip)

Phone No.: _____ **Fax No.:** _____ **E-mail Address:** _____

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: SAME AS ABOVE

Address: _____
(number) (street) (city) (state) (zip)

Phone No.: _____ **Fax No.:** _____ **E-mail Address:** _____

How would you prefer to receive information (please check one): ☒ E-mail ☐ Phone ☐ Fax ☐ Mail

Property Information:

Address: 532 SOUTH S25 WEST COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

or **General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):**

Conditional Use Requested:

I am requesting a conditional use as listed by Section 3.5(B) of the Zoning Ordinance to allow the following:

- 2105 01 VOM
- 12-20 POLES 40'-70' TALL
- POLES ALONG S25 WEST TO HOLD A NET FOR A DRIVING
 - RANGE EXPANSION
 - Storage shed = 12 ft x 20 ft x 11 ft tall on gravel base "foundation."

BHJR
1-7-16

AEK 1-7-16

Conditional Use Criteria:

The Columbus & Bartholomew County Zoning Ordinance establishes specific criteria that each must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria.

The approval of the conditional use will not be injurious to the public health, safety, and general welfare of the community.

ADDING NEW NETTING AT OUR DRIVING RANGE WILL STOP
ANY STRAY GOLF BALL FROM GETTING CLOSE TO THE
ROAD (S25 W)

The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.

CURRENTLY THE DRIVING RANGE NET IS TOO SHORT. THIS
DEVELOPMENT ONLY BUILDS ON OUR CURRENT USE.

Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.

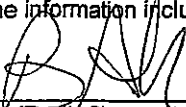
THIS DEVELOPMENT WILL IMPROVE SAFETY & AESTHETICALLY
BE MORE PLEASING

The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.

YES. THIS DEVELOPMENT BUILDS ON THE DRIVING RANGES
CURRENT USE

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

11/9/15
(Date)

Property Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

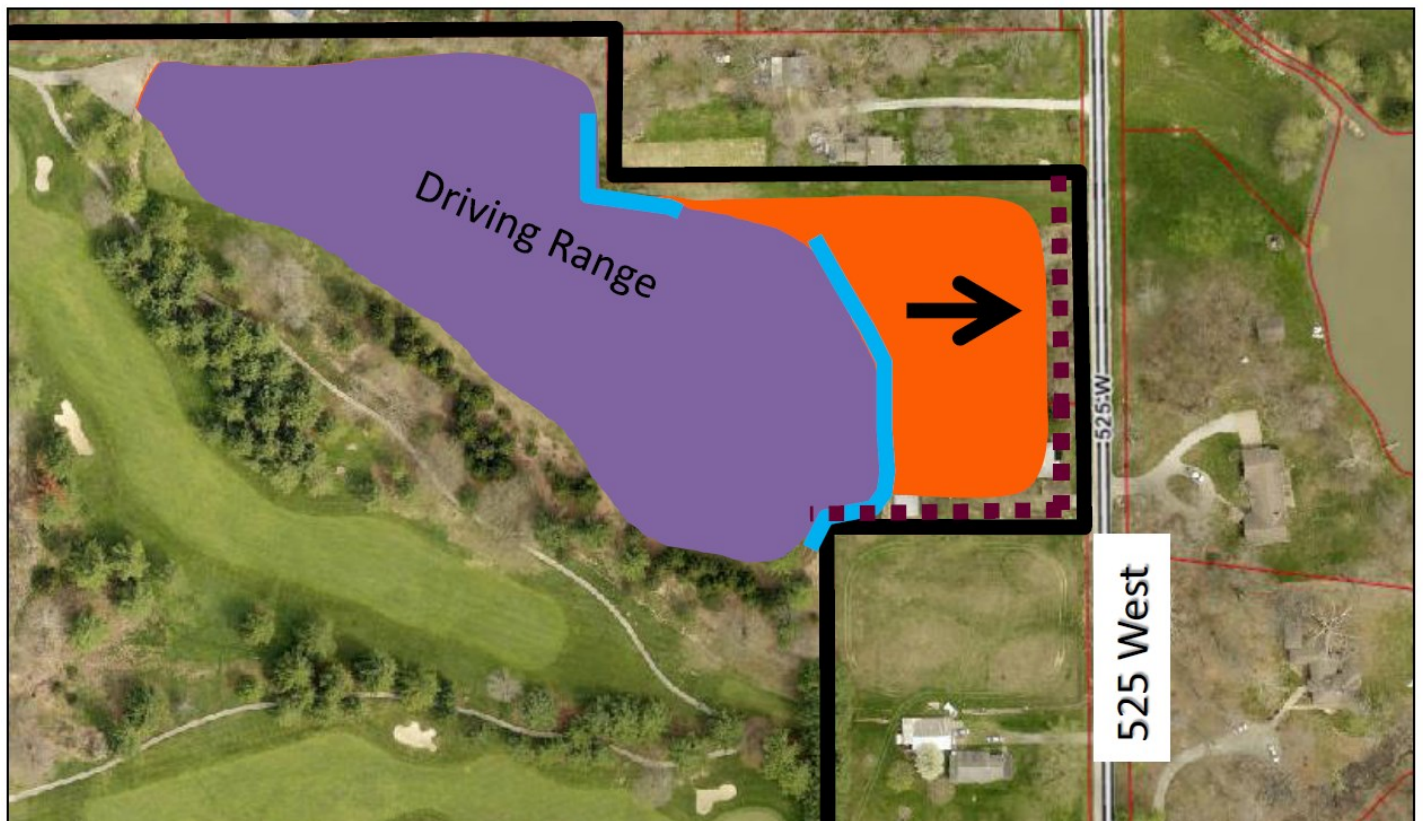
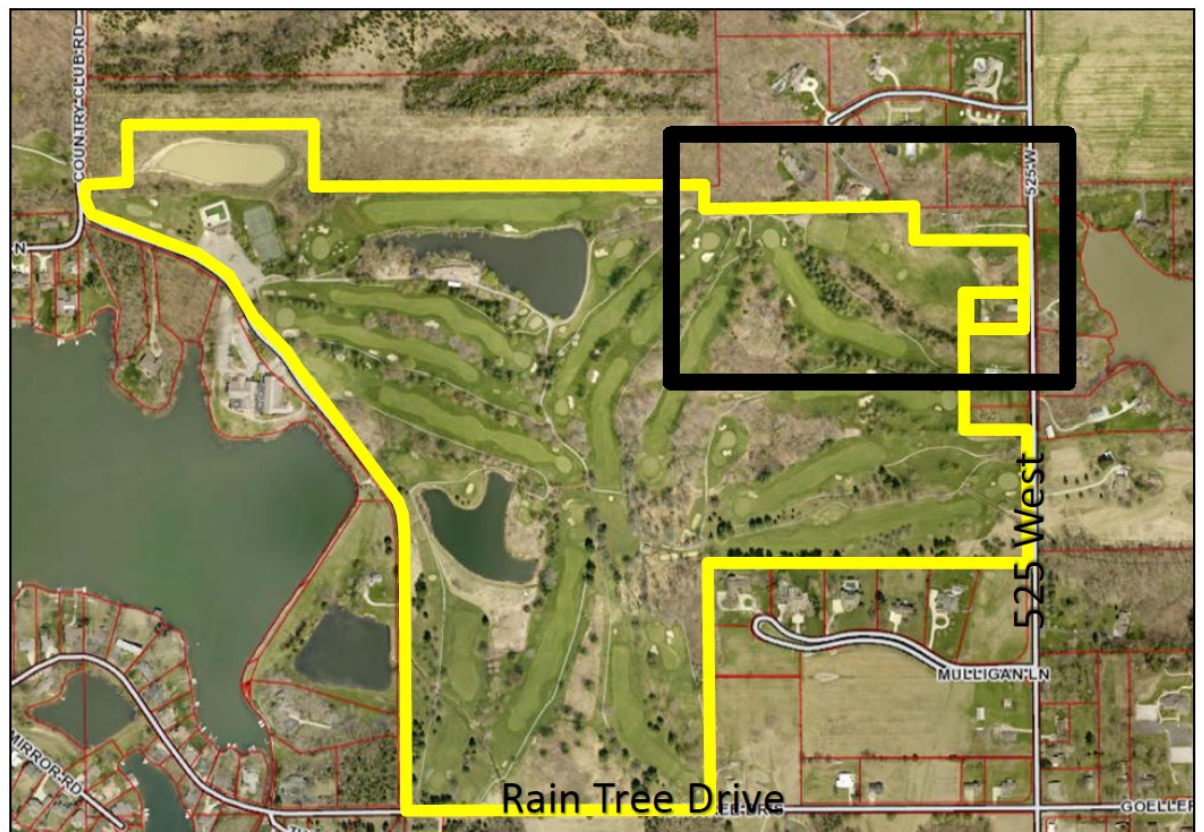

(Owner's Signature)

11-9-15
(Date)

(Owner's Signature)

(Date)




Harrison Lake Golf Course

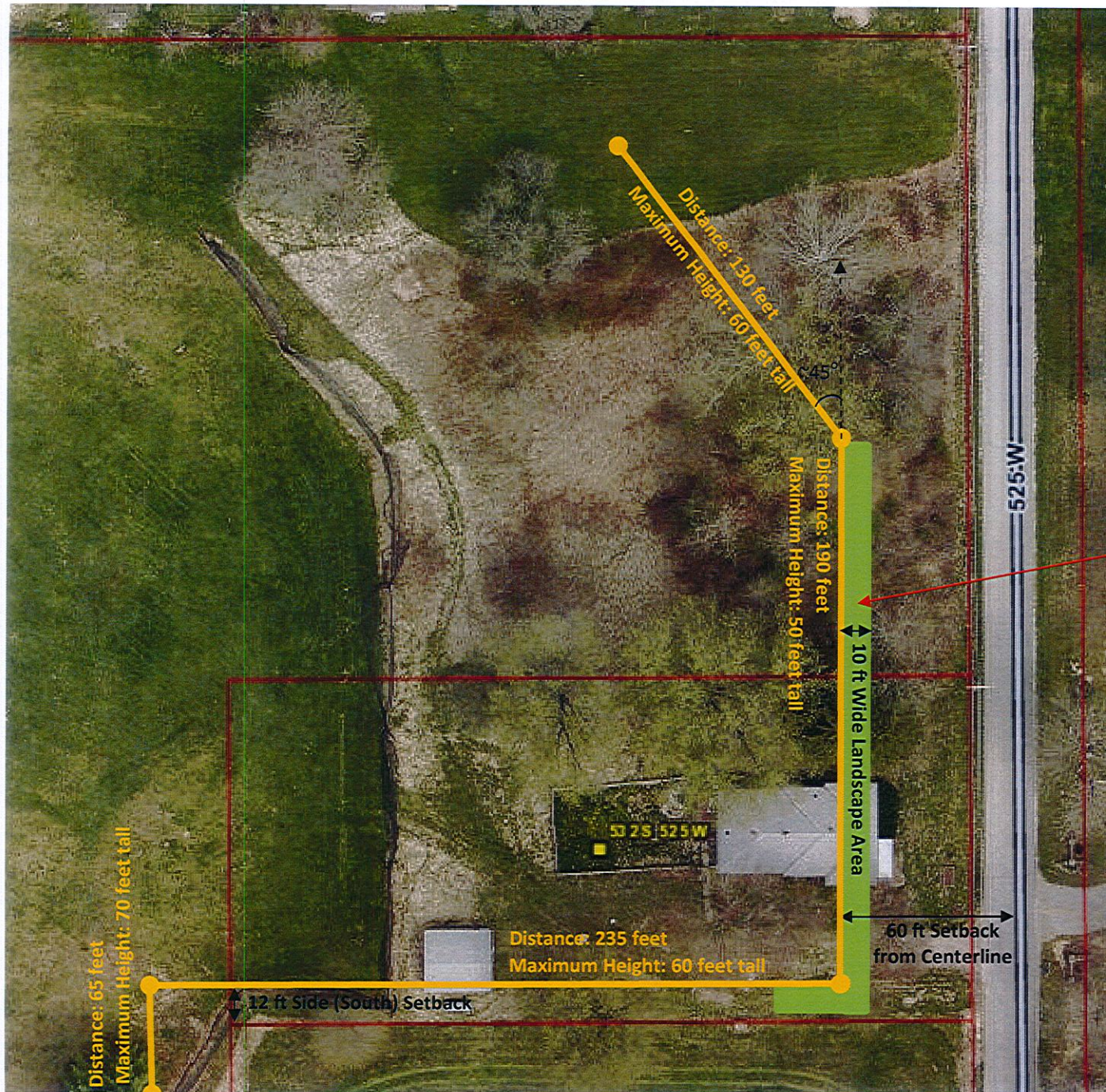


FENCE PROPOSAL

BHJR
1-7-16

Key

-  Proposed Fence Location
-  Setbacks/Measurements
-  Landscaped Area/Screening



ACK 1-7-16
BHJR 1-7-16

Landscape Area/Screening:

- ~~Rose of Sharon~~ and/or Arborvitae
- 5 feet tall at planting and grow up to 15 feet tall. About 5 to 6 feet wide.
- One row of plantings, within 10 feet of fence



STORAGE SHED PROPOSAL

Storage Shed: 12ft. by 20 ft. by 11 ft. tall.

(Wood skid "foundation" set on gravel base pad, no concrete foundation)

BHJR
1-7-16

Gravel Path: 5 ft. wide

Setback: approximately 20 ft. from the property line



#1

Columbus – Bartholomew County Planning Department
Development Standards Variance Application



Planning Department Use Only:

Jurisdiction: ☒ Columbus ☐ Bartholomew County

Zoning: AP

Docket No.: C/DS-15-32

Hearing Procedure: ☐ Hearing Officer ☒ Board of Zoning Appeals

Development Standards Variance Application:

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: ~~South Country Club~~ HARRISON LAKE COUNTRY CLUB
Address: 588 SOUTH COUNTRY CLUB ROAD COLUMBUS IN 47201
(number) (street) (city) (state) (zip)
Phone No. (812) 342-4457 Fax No. (812) 342-4459 E-mail Address: HADDADRW@HARRISONLAKECLUB.COM

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: ROHAD LLC
Address: 588 SOUTH COUNTRY CLUB ROAD COLUMBUS IN 47201
(number) (street) (city) (state) (zip)
Phone No. (812) 342-4457 Fax No. (812) 342-4459 E-mail Address: HADDADRW@HARRISONLAKECLUB.CO

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: ROBERT HADDAD (BOB)
Address: 588 SOUTH COUNTRY CLUB ROAD COLUMBUS IN 47201
(number) (street) (city) (state) (zip)
Phone No. (812) 342-4457 Fax No. (812) 342-4459 E-mail Address: HADDADRW@HARRISONLAKECLUB.CO

How would you prefer to receive information (please check one): ☒ E-mail ☐ Phone ☐ Fax ☐ Mail

Property Information:

Address: 588 SOUTH COUNTRY CLUB ROAD COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

Variance Requested:

I am requesting a variance from Section 9.3(D)(2) of the Zoning Ordinance to allow the following:

CURRENTLY AN 8 FOOT SIDE YARD FENCE IS ALLOWED. WE ARE
REQUESTING A VARIANCE TO 50 FEET.

up to 70 feet tall

AEC 1-7-16

BHJR 1-7-16

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

THE 70' FENCE WILL PREVENT GOLF BALLS FROM CROSSING INTO OTHER
PEOPLE'S PROPERTY i S25 WEST

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

AS PART OF OUR RANGE EXPANSION THE ENTIRE PROPERTY WILL BECOME
PART OF THE RANGE. THE PROPERTY WILL BE AESTHETICALLY ENHANCED
BY GRADING AND SEEDING. THE NETTING IS DESIGNED IN KEEPING
WITH THIS OVERALL LOOK AND IS AN OVERALL IMPROVEMENT TO
THE PROPERTY

The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.

WITHOUT THE HIGHER FENCE (NETTING) GOLF BALLS HAVE A VERY
HIGH LIKELY HOOD OF REACHING S25W. THE RANGE VARIANCE
IS NEEDED TO OPERATE THE RANGE SAFELY.

#2

**Columbus – Bartholomew County Planning Department
Development Standards Variance Application**

Planning Department Use Only:

Jurisdiction: ☒ Columbus ☐ Bartholomew County

Zoning: AP

Docket No.: CDS-15-32

Hearing Procedure: ☐ Hearing Officer ☒ Board of Zoning Appeals



Development Standards Variance Application:

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: Harrison Lake Country Club
 Address: 588 S Country Club Rd Columbus IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-342-4457 Fax No.: 812-342-4459 E-mail Address: haddadrw@harrisonlakeclub.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: ROHAD LLC
 Address: 588 S. Country Club Rd Columbus IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-342-4457 Fax No.: 812-342-4457 E-mail Address: haddadrw@harrisonlakeclub.com

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: Bob Haddad
 Address: 588 S Country Club Rd Columbus IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-342-4457 Fax No.: 812-342-4459 E-mail Address: haddadrw@harrisonlakeclub.com

How would you prefer to receive information (please check one): ☒ E-mail ☐ Phone ☐ Fax ☐ Mail

Property Information:

Address: 532 S 525W Columbus IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

Variance Requested:

I am requesting a variance from Section 9.3(D)(2) of the Zoning Ordinance to allow the following:

Currently a 42" front yard fence is allowed, we are requesting a variance to ~~50'~~

up to 50 feet tall

ACK 1.7.16

BHJR 1-7-16

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

The 50' (max) fence (netting) height will prevent golf balls from reaching 525 W. ~~XXXX~~

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

As part of our range expansion, the entire property will become part of the range. The property will be aesthetically enhanced by grading and seeding. The netting is designed in keeping with this overall look and is an overall improvement to the property.

The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.

Without the higher fence (netting) golf balls have a very high likely of reaching 525 W. The variance is needed to operate the range safely.

#3

**Columbus – Bartholomew County Planning Department
Development Standards Variance Application**



Planning Department Use Only:

Jurisdiction: ☒ Columbus ☐ Bartholomew County

Zoning: AP

Docket No.: C/D5-15-32

Hearing Procedure: ☐ Hearing Officer ☒ Board of Zoning Appeals

Development Standards Variance Application:

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: HARRISON LAKE COUNTRY CLUB

Address: 588 SOUTH COUNTRY CLUB ROAD COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (812) 342-4457 Fax No.: (812) 342-4459 E-mail Address: harrisa.rw@harrisonlakeclub.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: ROLAND LLC

Address: SAME AS ABOVE
(number) (street) (city) (state) (zip)

Phone No.: SAB Fax No.: SAB E-mail Address: SAB

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: BOB HADDAD

Address: SAME AS ABOVE
(number) (street) (city) (state) (zip)

Phone No.: SAB Fax No.: SAB E-mail Address: SAB

How would you prefer to receive information (please check one): ☒ E-mail ☐ Phone ☐ Fax ☐ Mail

Property Information:

Address: 532 S. 525 W. COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

Variance Requested:

I am requesting a variance from Section 4.3(D)(2) of the Zoning Ordinance to allow the following:

CURRENTLY AN 8 FEET SIDE YARD FENCE IS ALLOWED. WE
ARE REQUESTING A VARIANCE TO 20 FEET AEK 1-7-16
up to 60 feet tall BHJR 1-7-16

Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

THE 20' FENCE WILL PREVENT GOLF BALLS FROM CROSSING
INTO OTHER PEOPLE'S PROPERTY AND S&S W.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

AS PART OF OUR RANGE EXPANSION, THE ENTIRE PROPERTY WILL BECOME PART OF
THE RANGE. THE PROPERTY WILL BECOME AESTHETICALLY ENHANCED BY GRADING
AND SEEDING. THE NETTING IS DESIGNED IN KEEPING WITH THIS
OVERALL LOOK AND IS AN OVERALL IMPROVEMENT TO THE PROPERTY.
an

The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain.

WITHOUT THE HIGHER FENCE (NETTING) GOLF BALLS HAVE A VERY
HIGH LIKELY HARDLY REACHING S&S W. THE VARIANCE IS NEEDED
TO OPERATE THE RANGE SAFELY.

Application Fee Refund Information:

The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom the refund should be provided:

Name: HARRISON LAKE COUNTRY CLUB
Address: 588 South COUNTRY CLUB ROAD COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Bob Huddard
(Applicant's Signature)

11-30-15
(Date)

Property Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

Bob Huddard
(Owner's Signature)

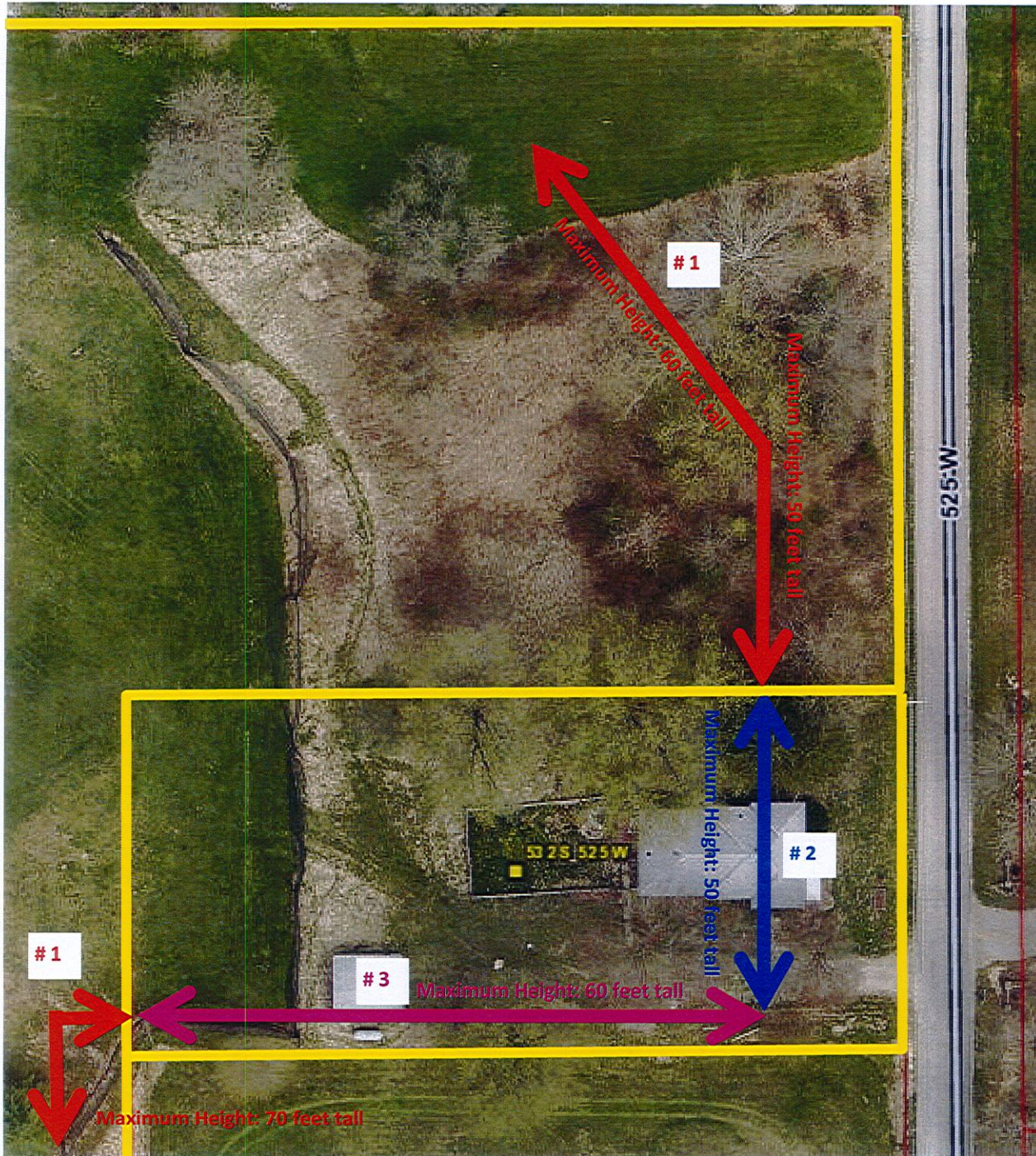
11-30-15
(Date)

(Owner's Signature)

(Date)

VARIANCE FOR FENCE PROPOSAL

BITJR 1-7-16



Key



Proposed Fence Location

1

Variance Number



Property Lines

#1: Zoning Ordinance Section 9.3(D)(2):

Requirement: 8 foot maximum in a side yard

Proposed: Up to 70 feet in height

Difference: ~~62~~ feet taller

62 ft Ask

#2: Zoning Ordinance Section 9.3(D)(2):

Requirement: 42 in maximum in a front yard

Proposed: Up to 50 feet in height

Difference: 46.5 feet taller

#3: Zoning Ordinance Section 9.3(D)(2):

Requirement: 8 foot maximum in a side yard

Proposed: Up to 60 feet in height

Difference: 52 feet taller